# Chapter 9. Buildable Lands Inventory

The buildable lands inventory projects the need for land by estimating population growth and the demand for housing, commercial and industrial development, and public facilities. The inventory compares the projected demand for land with the supply of suitable vacant land.
The inventory contains four sections:

I. Projection of Future Land Use Needs
II. Evaluation of Vacant Land For Its Development Suitability
III. Comparison of Land Use Projections with the Availability of Suitable, Vacant Land
IV. Development Conclusions

The Appendices contain background information.

## I. Projection of Future Land Use Needs

Projections serve as the basis for determining future land use needs whether residential, commercial, industrial, or public.

### Residential

Residential land use projections respond to anticipated population growth and housing trends.

### Population

Junction City's population is expected to more than double during the next 20 years, from 3,390 persons in 1980, to 7,732 by the year 2000. The projection continues past growth trends. Please refer to Table 1 in Appendix A for more detail.

### Housing Units

Junction City will need approximately 3,312 housing units by the year 2000. The projection embodies several assumptions:

1. The population will grow at the same rate it did between 1970 and 1980, 3.4 percent.
2. The City's average household size will continue to decrease. In the year 2000 the average number of persons per household will be 2.35.
3. A vacancy rate of three percent will ensure a stable housing market.

Tables 1 and 2 in Appendix provide background information.

### Housing Type

The inventory assumes housing characteristics will also follow past trends. Consequently, Junction City will contain proportionately less single family and more multi-family and mobile home units. The following table depicts the existing supply, projected additions and the projected housing type mix for the year 2000. Tables 2 and 3 in Appendix A offer elaboration. Appendix B includes a discussion of the housing projection as it relates to low income persons and regional housing needs.

| | 1980 Units | | Additional Units From 1980-2000 | | Additional Units 2000 Units | |
|---|---|---|---|---|---|---|
| **Housing Type** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** |

| | | | | | | |
|---|---|---|---|---|---|---|
| Single Family | 921 | 66 | 1,066 | 55 | 1,987 | 60 |
| Duplex | 96 | 7 | 136 | 7 | 232 | 7 |
| Multi-Family | 302 | 22 | 460 | 24 | 762 | 23 |
| Mobile Home | 72 | 5 | 259 | 14 | 331 | 10 |
| Total: | 1,391 | 100 | 1,921 | 100 | 3,312 | 100 |

**Land Use Needs**

Junction City's new housing development will occupy an estimated 310 acres. The estimate is based on four assumptions:

1. All new single family units will be developed in the low density zone (R1) at an average density of 5.5 units per acre.
2. All new duplex units will be developed in a medium density zone (R2) at an average density of 15 units per acre.
3. All new multi-family units will be developed in a medium density zone (R2) at an average density of 17 units per acre.
4. All new mobile home units will be developed in a medium density zone (MHP) at an average density of eight units per acre.

The following table presents the number of acres needed for housing between 1980 and 2000. Tables 4, 5, and 6 in Appendix A provide background information.

| Structure Type | Units | Average Density | Net Acres | Gross Acres |
|---|---|---|---|---|
| Single Family | 1,066 | 5.5 | 194 | 242 |
| Duplex | 136 | 15.0 | 9 | 9 |
| Multi-Family | 460 | 15.0 | 27 | 27 |
| Mobile Home | 259 | 8.0 | 32 | 32 |
| Total: | 1,931 | (7.3) | 262 | 310 |

Net acres refers to the acreage in actual residential use. Gross acres include net acres plus land needed for streets, utilities, and other services that support housing. The projection assumes that for low density development, 20 percent of the undeveloped land will be for public facilities. (Gross acres=net acres divided by .8.) The projection also assumes that new duplexes, multiple family units, and mobile homes will be developed in areas already provided with supporting streets and utilities.

**Commercial**

The commercial land use projections assume that in the year 2000, residents will demand relatively the same amount of commercial services as in 1980. In 1980, Junction City contained 1.2 acres of developed commercial land for each 100 persons. The following table depicts the additional commercial acreage needed for the projected population.

| Land Use | Acres/100 Persons | Population Increase 1980-2000 | Additional Acres Needed |
|---|---|---|---|

| | | | |
|---|---|---|---|
| Commercial | 1.2 | 4,412 | 53 |

**Industrial**

Junction City's Plan contains projections for two industrial designations. One, called Industrial, is based on past trends that are altered to reflect anticipated changes. The other, call Technology, is based on overt interest in Junction City by major electronics firms--events that cannot be accommodated by trend data.

The Industrial land use projection assumes that in the year 2000, community attitudes will support an increasing amount of industrial land. In 1980, the Junction city area provided 129 acres of industrial development for a population of 3,320 which is almost four acres for each 100 city residents.

The increase over past trends reflects adopted city goals and policies as well as the following assumptions:

1. Junction City residents will increasingly desire to work closer to home to due to rising energy and transportation costs.
2. The City's share of the County's labor force will continue past trends and increase to 3.5 percent by the year 2000.
3. Some industrial acreage will accommodate commercial development that serves the work force of the employment centers.
4. The location of one or more new major technology firms will spur the growth of new related industrial suppliers.
5. Approximately 20 percent of the land will be needed for streets, spur lines, easements, and infrastructure components.
6. The increase over past trends also reflects community attitudes, current economic conditions, and adopted city goals and policies.

The Plan contains 325 acres for the new Technology designation. The acreage was determined by several factors, foremost of which is the technology industry's stated site criteria.

**Public Land**

The urban growth boundary contains about 202 acres of publicly owned land. Fifty-eight percent of the land accommodates the sewage treatment facilities and land for planned expansion. About 29 percent is for schools, six percent is park land, one percent is city buildings, and five percent is vacant.

A substantial amount of land is available for public use through 2000. Forty acres have been set aside for sewage treatment facility expansion; eight are available adjacent to school property, and two acres are available within the city to meet other future needs. Also, the Plan assumes that 20 percent of land designated for low density residential development will accommodate streets and other supporting facilities. Future neighborhood park development will be provided in residential areas to meet requirements of the subdivision ordinances.

**II. Evaluation of Vacant Land For Its Development Suitability**

Junction City's Urban Growth Boundary (UGB) contains 1,810 acres of which about 983 are vacant or in agricultural use. Approximately 107 vacant acres occur within the City limits; the remaining 746 acres lie outside the City limits and within the UGB. Please refer to Tables 7 and 8 in Appendix A for additional details.

**Development Constraints**

All vacant land is considered suitable for development when services are available. Soil conditions and flooding were examined as potential constraints to development. In both cases, adequate safeguards exist to permit construction.

**Soils**

Soils conditions in limited areas, primarily along drainage ways, pose a possible limitation to urban development, due to shrink-swell potential and permeability. The Oregon Uniform Building Code directs that development safeguards be followed in areas containing soil limitations. The City requires these safeguards as condition of development, all soil types are considered suitable for development.

**Flooding**

Flooding poses a potential constraint to development in the easterly sector of the City. In recent years, flooding has decreased due to reservoir construction and lower water levels on the Willamette and McKenzie Rivers. Development in flood hazard areas is protected through building safeguards required by city ordinances. Thus, no vacant land has been excluded from the buildable lands inventory due to flooding potential.

**III. Comparison of Land Use Projections with the Availability of Suitable, Vacant Land**

The following table compares the projected demand for land with the supply of vacant and agricultural land by plan designation and zoning category for the entire UGB:

| Designation | Acres Needed | Plan Supply* | Zone Supply* |
|---|---|---|---|
| Low Density Residential | 254 | 302 | 248 |
| Medium Density Residential | 27 | 12** | 12 |
| Commercial | 53 | 33*** | 10 |
| Industrial | 168 | 178 | 210 |
| Technology | 325 | 325 | 0 |
| Public | 42 | 42 | 2 |
| Totals: | 869 | 892 | 482 |

* Excludes 94 acres of vacant land designated agricultural and zoned agricultural that are outside the Urban Growth Boundary but within the City Limits. The zone supply column also excludes 501 acres presently zoned agricultural and outside the City Limits.

** Sufficient medium density land has been provided through the use of a floating node system (See Appendix II). These nodes, identified on the Floating Node Map, allow lands designated for low density residential uses to be used to meet projected medium density residential need.

*** Commercial land needs are met through the inclusion of 10 acres of supporting commercial land in both the traditional industry and high technology plan designations.

**IV. Development Conclusions**

The Junction City UGB contains sufficient acreage to meet projected needs to the year 2000. That conclusion is based on the following assumptions:

1. ~~New industrial and technology development will spur commercial development that primarily serves the labor force.~~
2. ~~Approximately 20 acres of commercial development will occur within areas that are designated for future industrial and technology use.~~
3. ~~Junction City will use a floating node concept to identify low density residential lands suitable for rezoning to meet medium density residential needs.~~
4. ~~Junction City will annex, rezone, and serve lands as needed according to the plan designations and policies.~~